092.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	815,400 / 815,400
					USE VALUE:	815,400 / 815,400
					ASSESSED:	815,400 / 815,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
127		HEMLOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O LEARY PATRICK J
Owner 2:	O LEARY KIMBERLEY J
Owner 3:	
Street 1:	127 HEMLOCK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RELF DORIS B -
Owner 2:	-
Street 1:	1 KING STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,279 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1960, having primarily Wood Shingle Exterior and 2019 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5279.000	409,300	1,200	404,900	815,400
Total Card	0.121	409,300	1,200	404,900	815,400
Total Parcel	0.121	409,300	1,200	404,900	815,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 403.86 | /Parcel: 403.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 59359
GIS Ref:
GIS Ref:
Insp Date: 10/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 092.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	409,300	1200	5,279.	404,900	815,400	815,400	Year End Roll	12/18/2019
2019	101	FV	301,900	1300	5,279.	410,600	713,800	713,800	Year End Roll	1/3/2019
2018	101	FV	301,900	1300	5,279.	306,500	609,700	609,700	Year End Roll	12/20/2017
2017	101	FV	301,900	1300	5,279.	277,600	580,800	580,800	Year End Roll	1/3/2017
2016	101	FV	301,900	1300	5,279.	266,100	569,300	569,300	Year End	1/4/2016
2015	101	FV	285,200	1300	5,279.	225,600	512,100	512,100	Year End Roll	12/11/2014
2014	101	FV	285,200	1300	5,279.	214,000	500,500	500,500	Year End Roll	12/16/2013
2013	101	FV	285,200	1300	5,279.	203,600	490,100	490,100		12/13/2012

!7495!

PRINT

Date	Time
12/10/20	22:07:31

LAST REV

Date	Time
06/25/19	15:42:26

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7495

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RELF DORIS B	40766-105		9/5/2003	Family		No	No		
	10938-330		9/24/1965			No	No		N

USER DEFINED

Prior Id # 1:	59359
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2014	529	New Wind	7,393					
6/7/2005	456	AbvGrd.	2,500	C				
8/1/1996	353		50,000	C				21X35 ADD + L WDK

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2018	MEAS&NOTICE	CC	Chris C
6/19/2014	External Ins	PC	PHIL C
3/26/2009	Measured	197	PATRIOT
5/19/2000	Inspected	276	PATRIOT
1/25/2000	Measured	276	PATRIOT
8/16/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5279		Sq. Ft.	Site		0	70.	1.10	5									404,861						404,900	

Total AC/HA: 0.12119 | Total SF/SM: 5279 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 404,861 | Spl Credit | Total: 404,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PURPLE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.30996227
Const Adj.:	0.99742496
Adj $ / SQ:	176.390
Other Features:	85209
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	429003
Depreciation:	19734
Depreciated Total:	409268

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

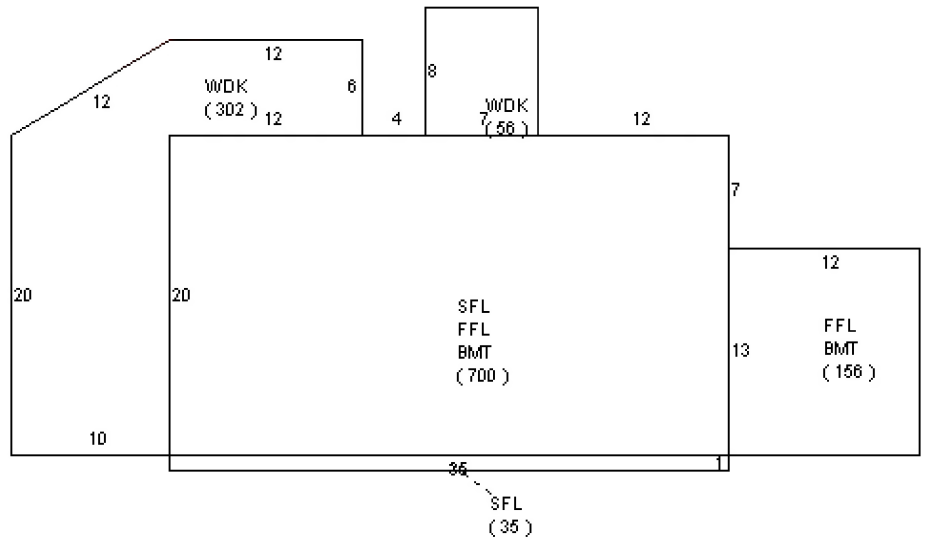
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	176.39
Special Features:	0	Val/Su Net:	145.92
Final Total:	409300	Val/Su SzAd	257.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	856	70.110	60,018
FFL	First Floor	856	176.390	150,989
SFL	Second Floor	735	176.390	129,646
WDK	Deck	358	8.770	3,140

Net Sketched Area:	2,805	Total:	343,793
Size Ad	1591	Gross Are	2805	FinArea	2019
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

092.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						
8	Pool A-O	D	Y	1	30	A	AV	2000	47.92	T	15.2	101			1,200			1,200

More:	N	Total Yard Items:	1,200	Total Special Featues:		Total:	1,200

IMAGE

AssessPro Patriot Properties, Inc